



9

## Design Review Board Staff Report

**TO:** DESIGN REVIEW BOARD

**FROM:** MARIA S. CADAVID, AICP, CSBA, SENIOR PLANNER  
480-503-6812, MARIA.SUNIGA-CADAVID@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER  
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** FEBRUARY 13, 2014

**SUBJECT:** DR13-39: ASHLEY HEIGHTS WARD HERITAGE MEETINGHOUSE IN  
COOLEY STATION

<b>STRATEGIC INITIATIVE:</b> Community Livability
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This Gateway area acreage has been identified as a site for a small scale Place of Worship and the materials and color palette selected fits in the Cooley Station theme for identity monuments, public buildings and theme walls.

### **REQUEST**

DR13-39: site plan, landscape, grading and drainage, elevations, floor plan, lighting, signage, color and materials for the Ashley Heights Ward Heritage Meetinghouse at the southeast corner of Wade Drive and Vest Avenue in the Cooley Station Planned Area Development (PAD).

### **RECOMMENDED MOTION**

Move to approve the findings of fact and approve DR13-39: site plan, landscape, grading and drainage, elevations, lighting, signage, color and materials for the Ashley Heights Ward Heritage Meetinghouse located at the southeast corner of Wade Drive and Vest Avenue in the Cooley Station Planned Area Development (PAD).

## **APPLICANT/OWNER**

Company: EMC2 Architects

Name: Scott K Lutes  
Address: 1635 N. Greenfield Road #144  
Mesa, Arizona 85205  
Phone: 480-830-3838  
Email: slutes@emc2architects.com

Company: Corporation of the Presiding Bishop  
of the Church of Jesus Christ of Latter  
Day Saints

Name: James W. King  
Address: 302 S. Catalina Street  
Gilbert, Arizona 85233  
Phone: 480-949-9020  
Email: kingjw@blschurch.org

## **BACKGROUND/DISCUSSION**

### **History**

<i>Date</i>	<i>Action</i>
<i>March 6, 2007</i>	The Town Council adopted Ordinance No. 1900 in rezoning case Z06-74 to rezone approximately 302 acres that constitute the Cooley Station Residential, Office and Shopping Center Plan Area Development.
<i>June 10, 2008</i>	The Town Council adopted Resolution No. 2889 approving a development agreement with the property owners of the Cooley Development.
<i>June 24, 2008</i>	The Town Council adopted Ordinance No. 2179 in rezoning case Z07-117 and approved an amendment to approximately 300 acre site in the Cooley Station for the Residential, General Office and Shopping Center parcels of the PAD to revise several conditions of Ordinance No. 1900 in Zoning Case Z06-74, modifying development standards for building and landscape setbacks, and revising the street sections and key street exhibits.
<i>August 5, 2008</i>	The Town Council approved Ordinance No. 2195 in rezoning case Z07-99, which rezoned approximately 198 acres from Maricopa County to 157 acres of Single Family Detached (SF-D) and 41 acres of Public Facilities/Institutional (PF/I) creating the Cooley Station Residential-2 Planned Area Development.
<i>October 7, 2010</i>	The Town Council adopted Ordinance No. 2304 amending approximately 97 acres of the Cooley Station Residential, General Office and Shopping Center PAD to add new exhibits and incorporate revised development standards for Parcel 11 (Heritage at Cooley Station).

January 8, 2014

The Planning Commission unanimously recommended approval to the Town Council for Z13-32 to rezone and amend the development standards for approximately 5.9 acres of the original Parcel 1A in the Cooley Station PAD.

February 13, 2014

The rezoning application to change the zoning district designation from the current Single Family Detached (SF-D) to Multi-Family/Low (MF-L) for Z13-32 is scheduled for Town Council action.

### **Overview**

The application for the subject facility (Ashley Height Ward Heritage Meetinghouse) on approximately 5.9 acres, Parcel 1A of the Cooley Station PAD, at the southeast corner of Wade Drive and Vest Avenue, illustrates a building which design reflects its use. The color palette and materials selection also fit within the identity character established for the Cooley Station PAD. Those features include the obelisks at the entrance of subdivisions, theme walls and street frontage character for buildings fronting onto public streets.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>
<b>North</b>	Residential > 5-8 DU/Acre	Single Family Detached (SF-D)
<b>East</b>	Residential > 8-14 DU/Acre	Single Family Detached (SF-D)
<b>South</b>	Residential > 8-14 DU/ Acre	Single Family Detached (SF-D)
<b>West</b>	S. Wade Drive then Residential > 3.5-5 DU/Acre	Single Family-Detached (SF-D)
<b>Onsite</b>	Residential > 8-14 DU/Acre	Single Family Detached (SF-D)*

*\*Request for Multi-Family/ Low being processed at this time.*

### **Project Data Table**

	<b>Required per LDC</b>	<b>Proposed</b>
Current Zoning	Single Family Detached (SF-D)	Multi-Family/Low (MF/L)*
Lot Area	MF/L: 20,000	5.9 acres (gross)
Total Building Area:	N/A	19,422 sq. ft. (main building) 180 sq. ft. (storage)
Building Height	36'	31'-4" gable ridge (top of soldier course)
Landscape	45% of net lot area	<b>37 %</b> On-site landscape area *

Parking:	189 spaces Bicycle parking: 19 spaces	233 spaces 19 spaces
Minimum Setbacks (ft.)		
Front	25'	56'-10"
Side (Street)	30'	174'-3"
Side (Residential)	25'	256'
Rear (Residential)	40'	170'-4"
Minimum Required Perimeter Landscape Area (depth in ft.)		
Front	20'	56'-10"
Side Street	20'	24'-1"
Side Residential	20'	25'
Rear Residential	20'	69'-11" (includes future optional parking and perimeter landscape).

*\*Deviation to the landscape standard requested under separate approval process (Z13-32)*

## Discussion

This application is not the first facility for this type of use in the Cooley Station PAD. Although it follows the standard building envelope of other LDS Wards, the masonry veneer (brick, soldier banding, precast concrete), color selection for materials and the exterior detailing on windows and columns customize this building within the context of this Planned Area Development (PAD). Staff is of the opinion that this facility meets the site design standards and the general architectural guidelines for the Cooley Station and brings it directly to the Design Review Board for action.

## Site Plan

The subject site offers clear access from the adjacent collector streets (Wade Drive and Vest Avenue) via a 25' wide two-way driveway that distributes traffic throughout the parking fields. The site plan also shows future optional parking to the east and provides the required setbacks all around the site. There are not issues pending with the site plan.

## Landscape

The landscape palette includes colorful and character trees on-site (Red Push Pistache, Fan-Tex Ash tree, Evergreen Elm, and Southern Live oak); however, the intensity of the landscape in the manner of under story vegetation is not specified within the parking islands and perimeter landscape areas to the east, west and south boundaries. In addition, the trees proposed along the street frontage (Wade Drive) between the curb and the detached sidewalk, although meeting the required number of trees, should be changed to the Heritage Oak species to match the existing trees on the west side of Wade Drive. Finally, dimensions for the perimeter landscape easements and identification of plant material should be noted on the plan. Staff has included conditions to ensure the landscape plan is revised prior to construction documents submittal.

## **Grading Design**

Engineering Division's review reveals that the grading design must be revised to address the following issues prior to construction documents submittal:

- Revise design of sidewalk/landscape easement along Wade Drive per cross-section for Cooley Station (Ord. No. 2443).
- Undulate contour on street side of basin to create a natural appearance along Wade Drive to comply with Land Development Code (LDC) Section 4.303 R. 2.

## **Architecture**

Staff has no pending issues with the architectural design of this facility. All Ward facilities have the same basic design; however, they are customized to fit within the architectural context of the surrounding area with the selection of materials, color palette and detailing. The Ashley Height Ward Heritage Meetinghouse building illustrates column designs that may be compared to the obelisks that characterize the identity monuments for other developments in the Cooley Station PAD. Also, the brick veneer application, colors and precast accent details reflects the design and articulation of theme walls and entry features throughout this master plan.

## **Lighting**

This facility will be surrounded in the near future by residential development along the east and south boundaries of the property; therefore, the lighting intensity should meet the light and glare regulations in the Municipal Code Chapter 42, Article II, Section 42-34. The electrical site plan reveals that the lighting intensity at the property boundaries abutting future residential as well as the placement and height of the proposed lighting poles are in compliance.

## **Signage:**

The applicant includes in this application information for a stone sign on the building that meets the sign allowance and is integrated on the wall design of the west elevation (front façade).

## **PUBLIC NOTIFICATION AND INPUT**

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received no comment from the public.

## **STAFF RECOMMENDATION**

Approval of the findings of fact and approval of DR13-39, Ashley Heights Ward Heritage Meetinghouse: site plan, landscape, grading and drainage, elevations, floor plan, lighting, signage, color and materials, located at the southeast corner of Wade Drive and Vest Avenue in the Cooley Station Planned Area Development (PAD), subject to the following conditions:

1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the February 13, 2014 public meeting.

2. The applicant shall revise the landscape and grading plans and submit revised information to the planning staff addressing the following issues, prior to submittal of construction documents:
  - a. Specification and illustration of vegetative under story landscape within the parking islands and perimeter landscape areas to the east, west and south boundaries.
  - b. The tree type along the street frontage (Wade Drive) between the curb and the detached sidewalk, changed to the Heritage Oak species to match the existing trees on the west side of Wade Drive.
  - c. Notations on the perimeter landscape easements dimensions and identification of plant material within said easements.
3. The applicant shall revise the grading/drainage plan and resubmit revised information to the planning staff addressing the following issues, prior to construction documents:
  - a. Revise design of sidewalk/landscape easement along Wade Drive per cross-section for Cooley Station (Ord. No. 2443).
  - b. Undulate contour on street side of basin to create a natural appearance along Wade Drive to comply with Land Development Code (LDC) Section 4.303 R. 2.
4. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

Respectfully



Submitted, Maria S. Cadavid, AICP, CSBA  
Senior Planner

**Attachments and Enclosures:**

1. Findings of Fact
2. Notice of Public Hearing Map
3. Site plan
4. Landscape plan
5. Preliminary Grading & Drainage plan
6. Elevations plans (2 pp.)
7. Floor plan
8. Electrical site plan
9. Colors and Materials (to be presented at the meeting)

## **FINDINGS OF FACT**

### **DR13-39: Ashley Heights Ward, Heritage Meeting House**

1. The project as conditioned conforms to the General Plan, and specifically to the Land Use, Gateway Character Area, Community Design, and Environmental Planning Elements;
2. The project as conditioned is consistent with all applicable provisions of the Zoning Code;
3. The project is compatible with adjacent and nearby development; and
4. The project design provides for safe and efficient provision of public services.

## Notice of Public Hearing

**DESIGN REVIEW BOARD DATE:**

**Thursday February 13, 2014\* TIME: 5:30 PM**

**LOCATION: Gilbert Municipal Center, Conference Room 300**

**50 E. Civic Center Drive**

**Gilbert, Arizona 85296**

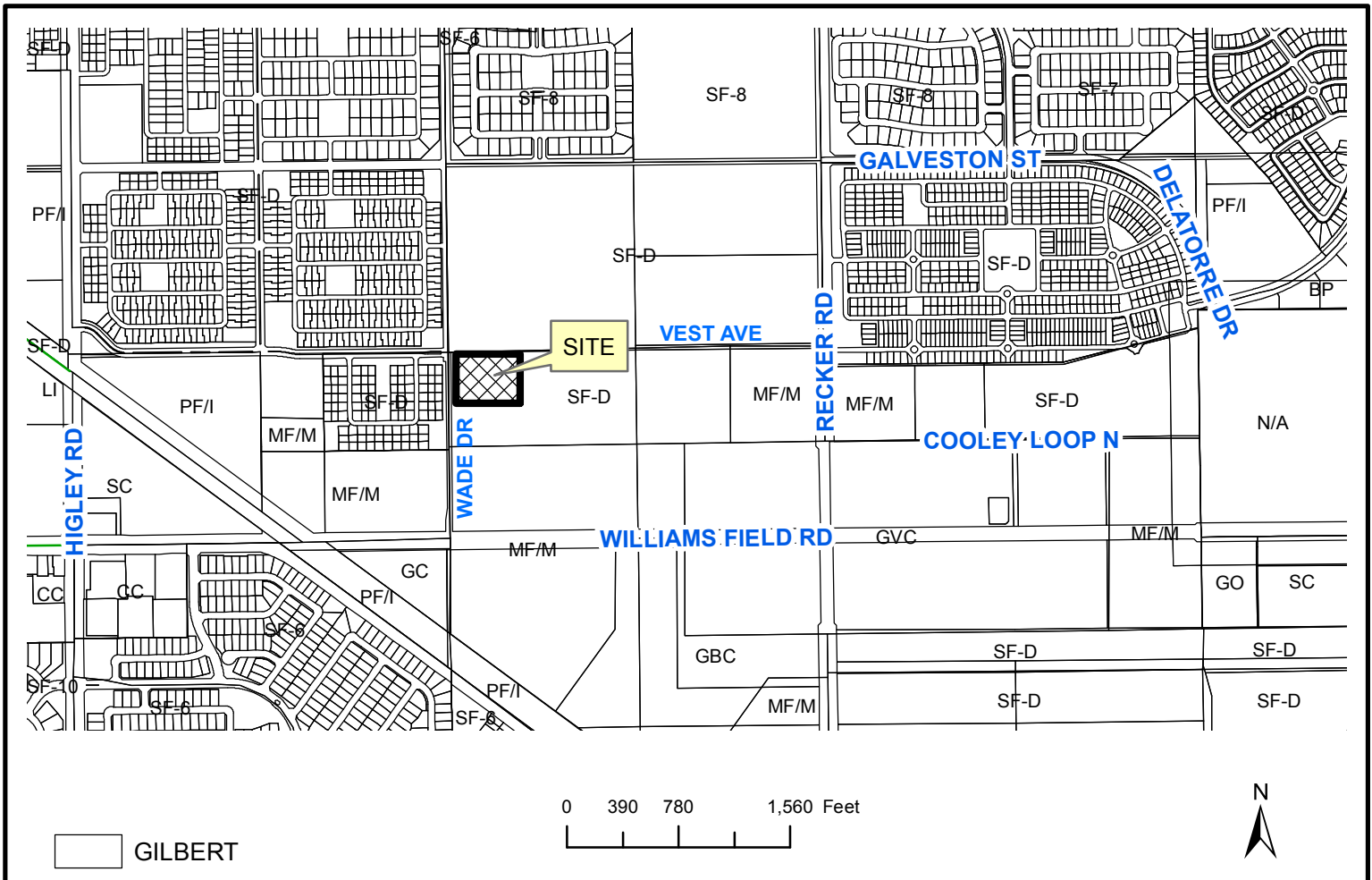
**\* Call Planning Department to verify date and time: (480) 503-6700**

### **REQUESTED ACTION:**

DR13-39: Final site plan, landscape, preliminary grading and drainage, building elevations with storage structure, materials and colors, exterior lighting and signage for a Place of Worship Small Scale (Ashley Height Ward Meetinghouse) on approximately 5.9 acres located at the southeast corner of Wade Drive and Vest Avenue zoned Multi-Family/Low (MF/L).

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m.

### **SITE LOCATION:**



**APPLICANT: EMC2 Architects**  
**CONTACT: Scott K. Lutes**  
**ADDRESS: 1635 N. Greenfield Rd #144**  
**Mesa, AZ 85205**

**TELEPHONE: (480) 830-3838**  
**FAX: (480) 830-3860**  
**E-MAIL: [slutes@emc2architects.com](mailto:slutes@emc2architects.com)**



VICINITY MAP

### SITE INFORMATION

EXISTING ZONING \_\_\_\_\_ SF-D  
PROPOSED ZONING \_\_\_\_\_ MF/L  
ALL ADJ. ZONING IS SF-D EXCEPT FOR SF-8 TO THE NORTH

BUILDING S.F. \_\_\_\_\_ 19,422 S.F.  
STORAGE BUILDING S.F. \_\_\_\_\_ 180 S.F.

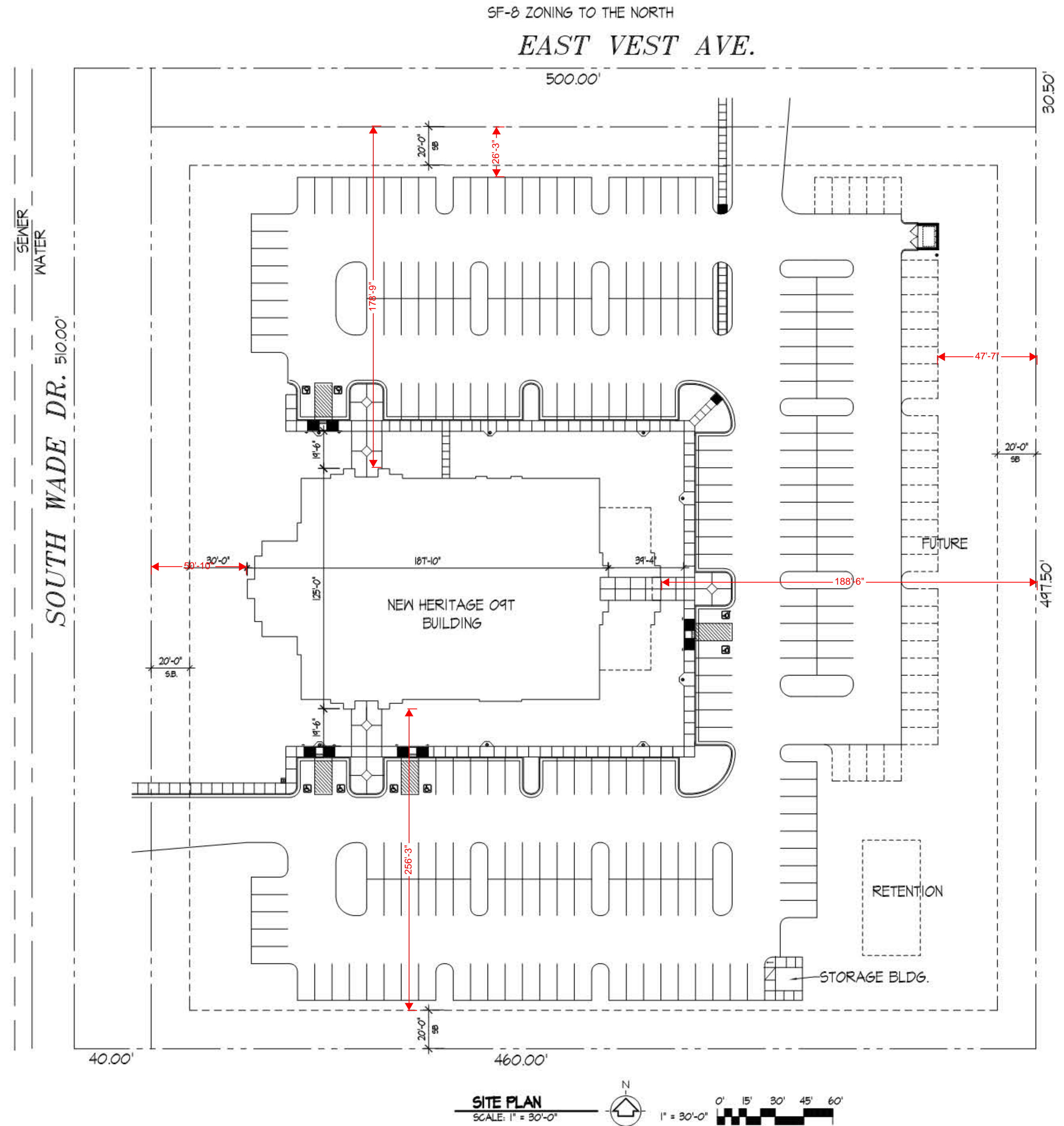
SITE S.F. \_\_\_\_\_  
GROSS AREA \_\_\_\_\_ 255,000 S.F. (5.85 ACRES)  
NET AREA \_\_\_\_\_ 223,926 S.F. (5.14 ACRES)

SITE COVERAGE \_\_\_\_\_ 7.7%

ONE SPACE PER 100 S.F. OF GROSS FLOOR AREA  
16,550 SF / 100 = 166 STALLS REQ'D.  
166 REQUIRED / 10 = 17 BICYCLE PARKING REQ'D.

PARKING PROVIDED \_\_\_\_\_ STANDARD SPACES 225  
HANDICAP SPACES 8  
TOTAL 233  
FUTURE = 35 STALLS

DRIVE ISLES = 25'  
STD STALLS = 9'x14'



1632 North Greenfield Road  
Suite 144  
Gilbert, Arizona 85235  
P 480 850 3838  
F 480 850 3860  
www.emc2architects.com

**Emc2**  
Architects ■ Planners, P.C.

Stamp:  
SCOTT KENNETH LUTES  
Site signed 9/13/13  
ARIZONA, U.S.A.  
Expires 06/30/16

ASHLEY HEIGHTS  
WARD  
HIGLEY, AZ STAKE  
2233 S WADE DRIVE  
GILBERT, AZ

Project for:  
**THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS**

Mark	Date (y-m-d)	Description

Project Number:  
1713329.00  
Plan Series:  
HER-09T-MH  
Property Number:  
500-8772

Sheet Title:  
**SITE PLAN**

Sheet:  
**SD1.1**



KEYED NOTES

- 1 MAINTENANCE BUILDING, SEE ARCH. PLANS
- 2 SITE WALL, SEE ARCH. PLANS

SUPPLEMENTAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR WILL BE PAID MONTHLY FOR SERVICES PERFORMED, AFTER RECEIPT OF WEEKLY WORK REPORTS AND LANDSCAPE ARCHITECT REPORT. PAYMENT WILL BE DELAYED UNTIL THESE REQUIREMENTS ARE SATISFIED.
- CONTRACTOR SHALL MAINTAIN THE LANDSCAPE FOR 120 DAYS AFTER SUBSTANTIAL COMPLETION AND THE PROJECT IS ACCEPTED BY THE LANDSCAPE ARCHITECT AND THE OWNERS REPRESENTATIVE.
- ARCHITECT, LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, FM & PM WILL PARTICIPATE IN A "120-DAY PRE-LANDSCAPE MAINTENANCE MEETING" AT SUBSTANTIAL COMPLETION PRIOR TO BEGINNING THE 120 DAY LANDSCAPE MAINTENANCE PERIOD. DURING THIS MEETING THE PROJECT SPECIFIC SPECIFICATIONS WILL BE REVIEWED AND EXPECTATIONS WILL BE CONFIRMED.
- LANDSCAPE ARCHITECT WILL VISIT THE SITE AND WRITE REPORTS DURING 120-DAY LANDSCAPE MAINTENANCE PERIOD, I.E., EVERY OTHER WEEK THE FIRST MONTH, MONTHLY THEREAFTER. REPORTS WILL BE DISTRIBUTED TO THE ARCHITECT, GENERAL CONTRACTOR, FM, AND PM.
- LANDSCAPE CONTRACTOR, PRIOR TO START OF MAINTENANCE PERIOD AND DURING MAINTENANCE PERIOD, WILL REPLACE DEAD, FAILING TO THRIVE OR ANY UNSATISFACTORY PLANT MATERIAL AS DIRECTED BY THE LANDSCAPE ARCHITECT WITHIN 5-DAYS OF NOTIFICATION
- SINCE THE FMG IS ON SITE AT LEAST WEEKLY, PM REQUESTS THAT ANY LANDSCAPE DEFICIENCIES BE REPORTED BY EMAIL TO THE PM SO THE ISSUES CAN BE SATISFACTORILY REMEDIED.
- THERE SHALL BE NO OBSTRUCTIONS BETWEEN 2.5' AND 10' ABOVE THE GROUND WITH IN THE AASHTO SIGHT VISIBILITY LINE. ALL TREE LIMBS INSIDE THIS LINE SHALL BE REMOVED OR TRIMMED TO A HEIGHT OF 10' HIGH.

LANDSCAPE SCHEDULE

SYMBOL	BOX SIZE
TREES	(S) = STANDARD, (M.T.) = MULTI TRUNK, (L.B.) = LOW BREAKING
	PISTACIA X RED PUSH RED PUSH PISTACHE (STANDARD)
	FRAXINUS FAN-WEST FAN-WEST ASH TREE (STANDARD)
	LILUM PARVIFOLIA SEMIPVIRENS EVERGREEN ELM (STANDARD)
	PINUS EL DARGA MONDEL PINE (STANDARD)
	QUERCUS VIRGINIANA HERITAGE SOUTHERN LIVE OAK
	24', 36' BOX
	24', 36' BOX
	24', 36' BOX
	24', 36' BOX
	24' BOX

SHRUBS

	BOUGAINVILLEA LA JOLLA BUSH BOUGAINVILLEA
	TECOMA STANS SUNRISE ARIZONA YELLOW BELLS
	CALAUPNIA PULCI HERRIMA RED BIRD PARADISE
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO RIO BRAVO SAGE
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD THUNDER CLOUD SAGE
	MYRTUS COMPLANATA COMPACTA DWARF MYRTLE
	PHOTINIA FRASERI FRASERS PHOTINIA
	PITTOSPORUM TOBIRA WHEELERS DWARF DWARF MOCK ORANGE
	RHAPHI HOLEPIS INDICA VAR INDIAN HAWTHORN
	SOPHORA SECLINDIFLORA TEXAS MOUNTAIN LAUREL
	PYRACANTHA X MONEL RED ELF PYRACANTHA
	ASPARAGUS DENSIFLORUS SPRENGERI ASPARAGUS FERN
	5 GAL.
	5 GAL.
	5 GAL.
	5 GAL.
	5 GAL.
	5 GAL.
	5 GAL.
	5 GAL.
	5 GAL.
	5 GAL.
	5 GAL.

ACCENTS

	MUHLENBERGIA RICENS DEER GRASS
	NOLINA BICOLOR BEAR GRASS
	DIETES VEGETA FORTNIGHT LILY
	5 GAL.
	5 GAL.
	5 GAL.

GROUND COVER

	LANTANA X NEW GOLD NEW GOLD LANTANA
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA
	LANTANA MONTEVIDENSIS WHITE LIGHTNING WHITE TRAILING LANTANA
	LANTANA X DALLAS RED DALLAS RED LANTANA
	RUPELLIA BRITTONIANA KATIE KATIE RUELLIA
	CYNODON DACTYLON MIDIRON MIDIRON BERMUDA GRASS
	1 GAL.
	1 GAL.
	1 GAL.
	1 GAL.
	1 GAL.
	1 GAL.

TOP DRESSING

	DECOMPOSED GRANITE SANTA FE BROWN - MIN. 2" DEEP
	3/4"

CONCRETE HEADER

	TURF CONCRETE HEADER SEE DETAIL 7A/D1
	6'W x 6'H

TURF

	CYNODON DACTYLON MIDIRON MIDIRON BERMUDA GRASS
	SOD

DESIGN CRITERIA

ECO REGION	10.2 SOUTHERN WARM DESERT
CLIMATE	USDA ZONE 9b
ZONING	RESIDENTIAL
WATER AVAILABILITY	68 PSI WITH 30 GPM (CONTRACTOR TO VERIFY)
SOIL TYPE	SEE SOILS REPORT
SLOPES	3:1 MAX (SEE GRADING PLANS)
SETBACKS / EASEMENTS	SEE ARCHITECTURE PLANS
SOIL PH	SEE SOILS REPORT
LAWN AREA PERCENTAGE	18%
IRRIGATION SYSTEM	AUTOMATIC

LANDSCAPE DATA

SITE AREA	5.1 Ac
TOTAL LANDSCAPE AREA	2.17 Ac (94,525 sf)
R.O.W. LANDSCAPE AREA	0.17 Ac
ON SITE LANDSCAPE AREA	2.00 Ac
% LANDSCAPE COVERAGE	42%
TURF S.F. (% OF TOTAL L.S.)	16,700 sf (18%)

Preliminary Landscape Plan

PSDA DESIGN GROUP  
2730 S. Val Vista Drive / Suite 133  
Gilbert, AZ 85295 480.621.6889

land planning  
landscape architecture  
land entitlement

1635 North Greenfield Road  
Suite 144  
Mesa, Arizona 85205  
P 480.830.8888  
F 480.830.8888  
www.emc2architects.com

**Emc2**  
Architects ■ Planners ■ P.C

Stamp:  
REGISTERED LANDSCAPE ARCHITECT  
12346 PAUL D. SAUREY 7/12/13  
NO. 123456789  
ARIZONA, U.S.A.  
Expires: 6/30/16

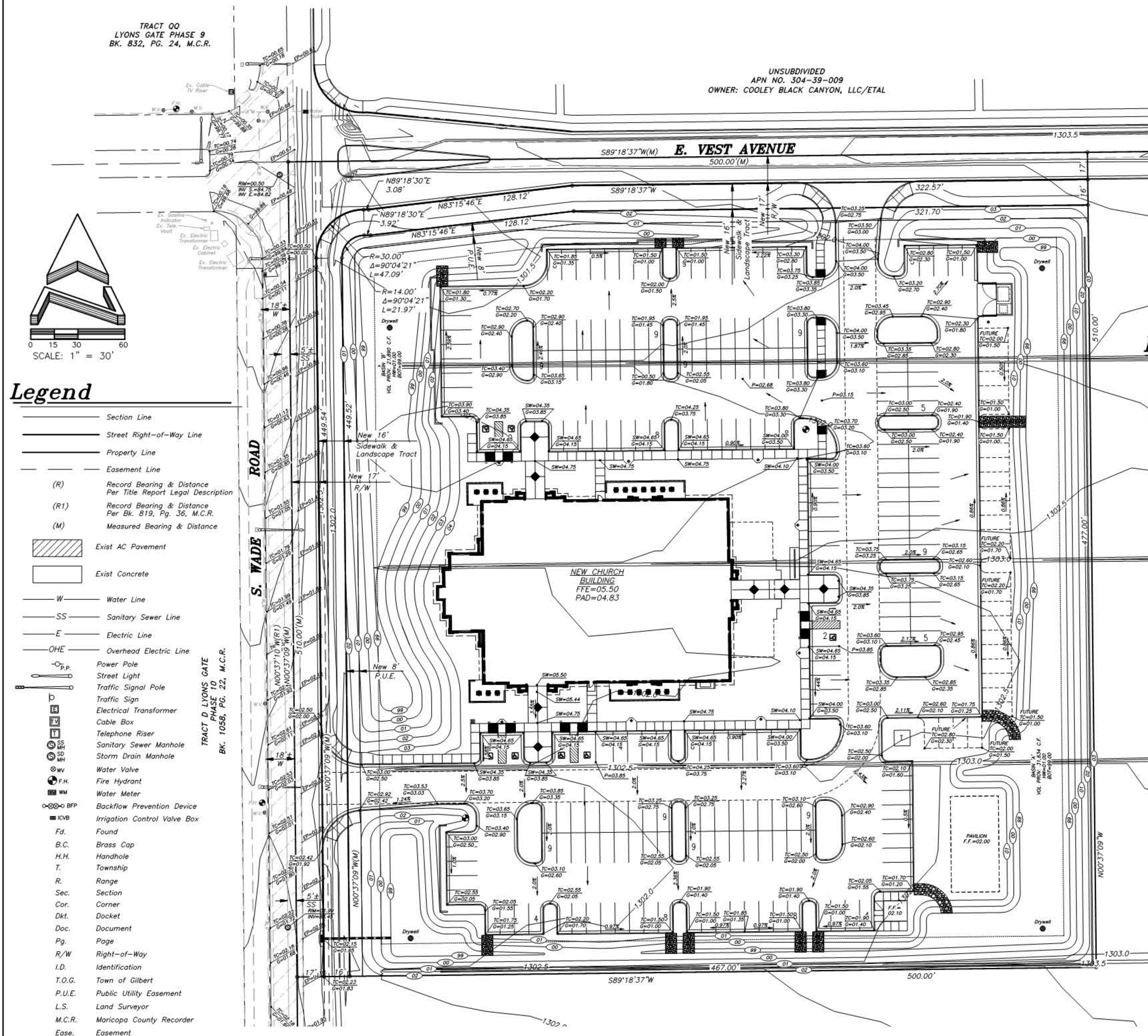
COOLEY STATION  
CHAPEL  
VEST & WADE ROAD  
GILBERT, AZ

Project for:  
THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS

Project Number:  
Plan Series:  
Oct 10 2013  
Property Number:

Sheet Title:  
PLP

Sheet:  
1 of 1



Vicinity Map

Benchmark:

TOWN OF GILBERT BENCHMARK  
SOUTH QUARTER CORNER OF SECTION 26, T.1S., R.6E.  
FOUND TOWN OF GILBERT BRASS CAP IN HANDHOLE AT  
THE INTERSECTION OF WADE DRIVE & WILLIAMS FIELD ROAD  
ELEVATION = 1302.55 (NAVD 88 DATUM)

Retention Calculations:

Cooley Station LDS Church On-site Weighted Run-off Coefficient

Surface	C	Area (A)	C*A (ft <sup>2</sup> )
Roof	0.95	23,623	22,442
Concrete	0.95	17,247	16,385
Asphalt Pavement	0.90	86,111	77,500
Desert L.S. (no underlay)	0.70	94,635	66,245
Turf Landscape	0.25	0	0
Totals		221,616 ft <sup>2</sup>	160,130 ft <sup>2</sup>

$$C_w = \frac{\sum C \times A}{A_T} = 0.72$$

Off-site Weighted Run-off Coefficient (Wade Road & Vest Avenue)

Surface	C	Area (A)	C*A (ft <sup>2</sup> )
Concrete	0.95	9,033	8,582
Asphalt Pavement	0.90	15,474	13,927
Desert L.S. (no underlay)	0.70	8,878	6,215
Turf Landscaping	0.25	0	0
Totals		33,385 ft <sup>2</sup>	28,724 ft <sup>2</sup>

$$C_w = \frac{\sum C \times A}{A_T} = 0.86$$

Required Retention Volume

Design Storm: 50-yr, 24-hr; d=3.0"/12" = 0.250 ft

Per Drainage Design Manual for Maricopa County, Fig. A.50 Isopleth Map

Area	Volume
On-site Area	221,616 ft <sup>2</sup>
V <sub>req(100 yr, 2 hr)</sub> = C x d x A = 0.72 x 0.25 x 221,616 =	39,891 ft <sup>3</sup>
Off-site Area	33,385 ft <sup>2</sup>
V <sub>req(100 yr, 2 hr)</sub> = C x d x A = 0.86 x 0.25 x 33,385 =	7,178 ft <sup>3</sup>
Total Volume Required =	47,069 ft <sup>3</sup>

Cooley Station LDS Church - Design Retention Volumes

Basin 'A' - South & East Retention

Contour Elevation	Area	Volume	Total Volume
1301	31,666	12,497	
1300	23,146	19,137	31,634 ft <sup>3</sup>
1299	15,127		

Basin 'B' - North & West Retention

Contour Elevation	Area	Volume	Total Volume
1301	17,642	12,497	
1300	11,757	9,393	21,890 ft <sup>3</sup>
1299	7,028		

Total Retention Volume Provided = 53,523 ft<sup>3</sup>

Legend

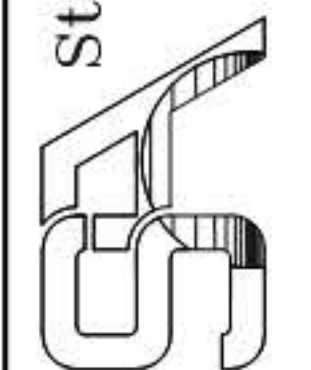
- Section Line
- Street Right-of-Way Line
- Property Line
- Easement Line
- (R) Record Bearing & Distance Per Title Report Legal Description
- (R1) Record Bearing & Distance Per Bk. 819, Pg. 36, M.C.R.
- (M) Measured Bearing & Distance
- Exist AC Pavement
- Exist Concrete
- W Water Line
- SS Sanitary Sewer Line
- E Electric Line
- OHE Overhead Electric Line
- P.P. Power Pole
- Street Light
- Traffic Signal Pole
- Traffic Sign
- Electrical Transformer
- Cable Box
- Telephone Riser
- Sanitary Sewer Manhole
- Storm Drain Manhole
- Water Valve
- F.H. Fire Hydrant
- WM Water Meter
- BFP Backflow Prevention Device
- ICVB Irrigation Control Valve Box
- Fd. Found
- B.C. Brass Cap
- H.H. Handhole
- T. Township
- R. Range
- Sec. Section
- Cor. Corner
- Dkt. Docket
- Doc. Document
- Pg. Page
- R/W Right-of-Way
- I.D. Identification
- T.O.G. Town of Gilbert
- P.U.E. Public Utility Easement
- L.S. Land Surveyor
- M.C.R. Maricopa County Recorder
- Ease. Easement

REVISIONS:

PRELIMINARY GRADING & DRAINAGE PLAN

COOLEY STATION LDS CHURCH

Standage & Associates, Ltd.  
Consulting Engineers  
409 S. El Dorado  
Mesa, Arizona 85202  
(480) 892-8090



Architect / Engineer:

1000 N. Central Ave.  
Suite 100  
Phoenix, AZ 85004  
Tel: 602.258.1000  
Fax: 602.258.1001  
www.emc2planners.com

**Emc2**  
Architects & Planners, PC

Stamp:



ASHLEY HEIGHTS WARD  
HERITAGE  
MEETINGHOUSE

2233 SOUTH WADE DRIVE  
GILBERT, ARIZONA

Project for:  
**THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS**

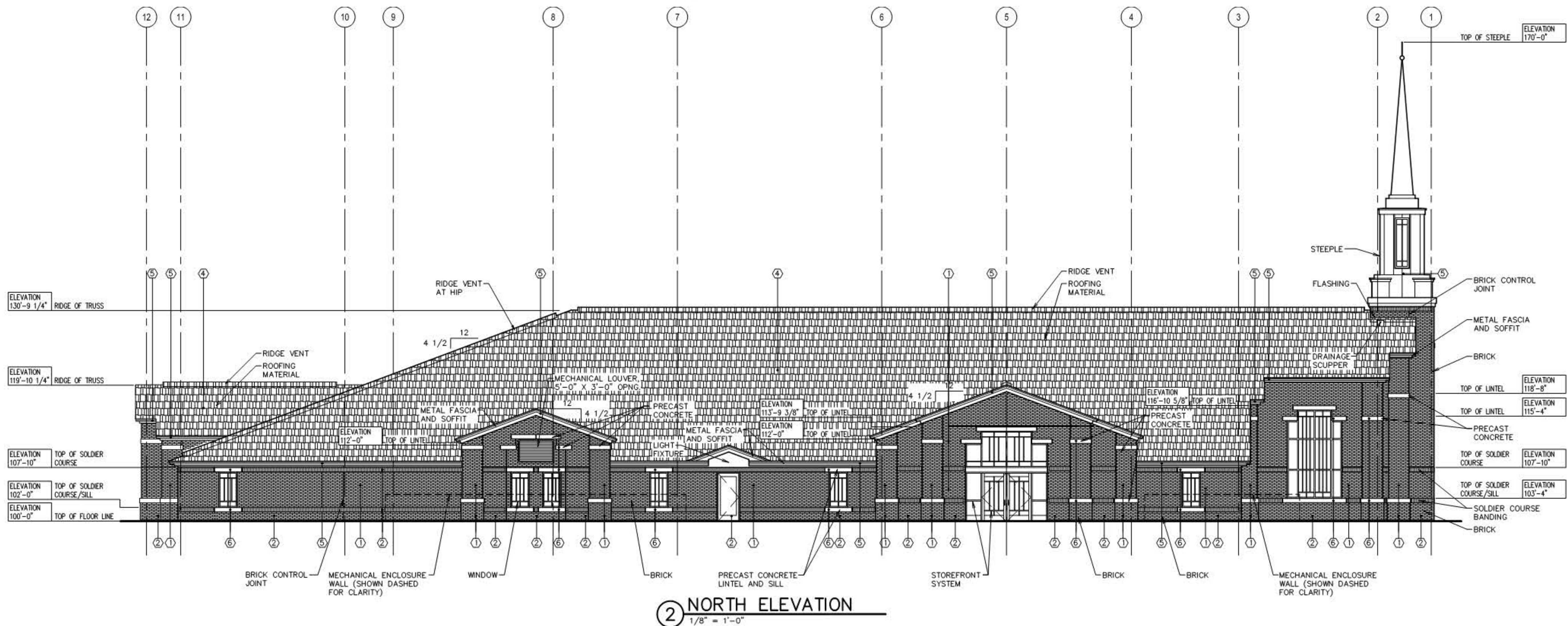
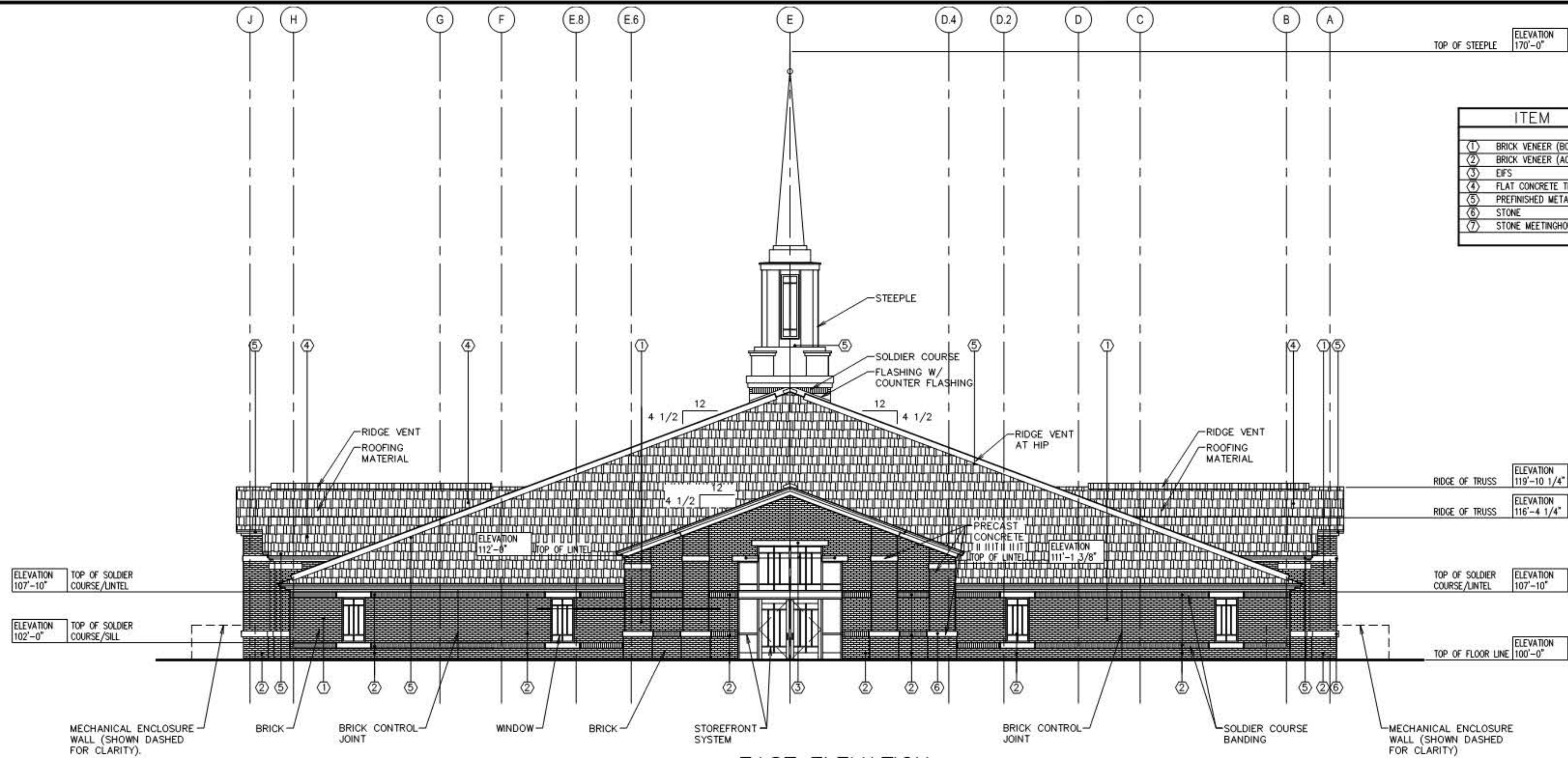
Work	Date	Drawn	Description

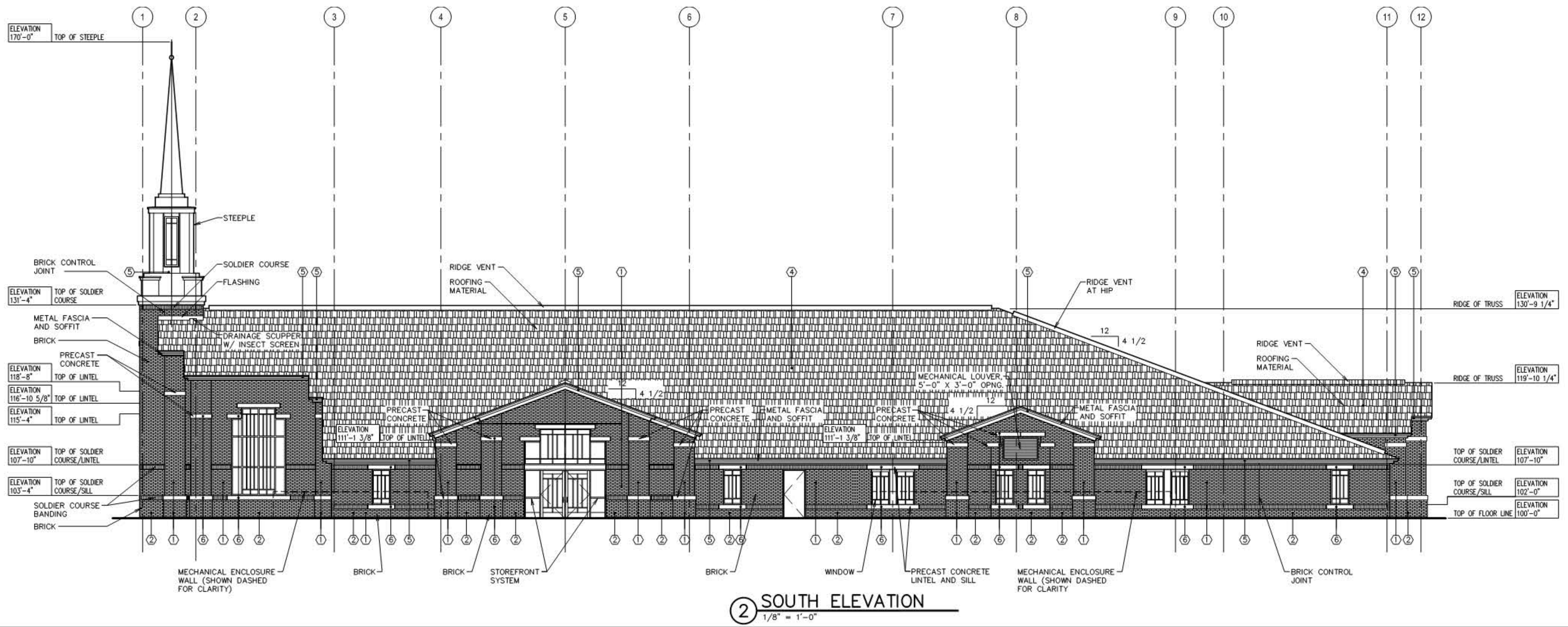
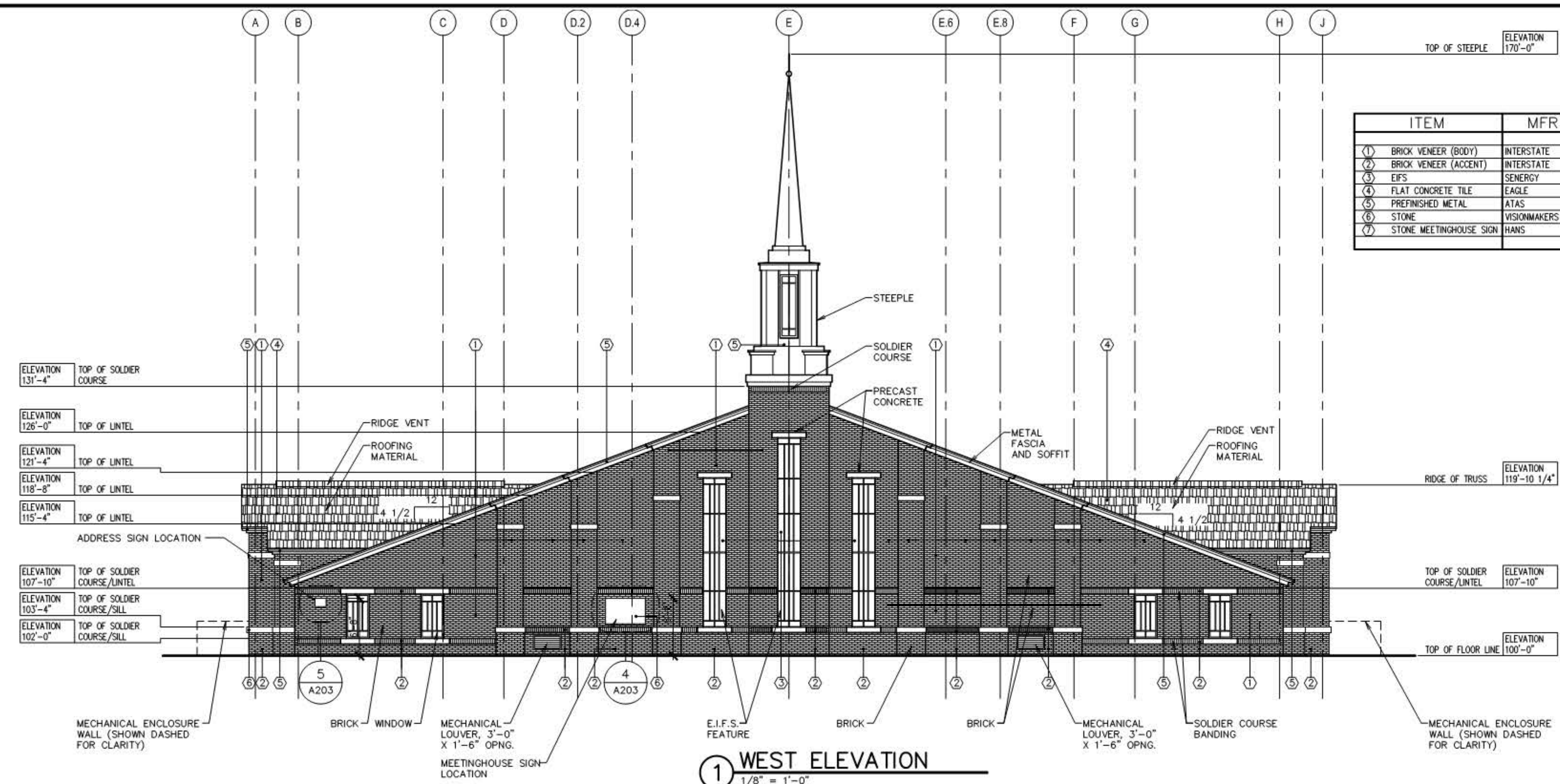
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1713329.00  
Plan Series:  
HER-09T-MH  
Property Number:  
500-8772

Sheet Title:  
**BUILDING  
ELEVATIONS**

Sheet:

**A202**





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Stamp:

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 HERITAGE  
 MEETINGHOUSE  
 2233 SOUTH WADE DRIVE  
 GILBERT, ARIZONA

Project for:  
 THE CHURCH OF  
 JESUS CHRIST  
 OF LATTER-DAY SAINTS

Work	Date	Rev.	Description

Project Number:  
1713329.00  
 Plan Series:  
HER-09T-MH  
 Property Number:  
500-8772

Sheet Title:  
BUILDING  
ELEVATIONS

Sheet:  
A201

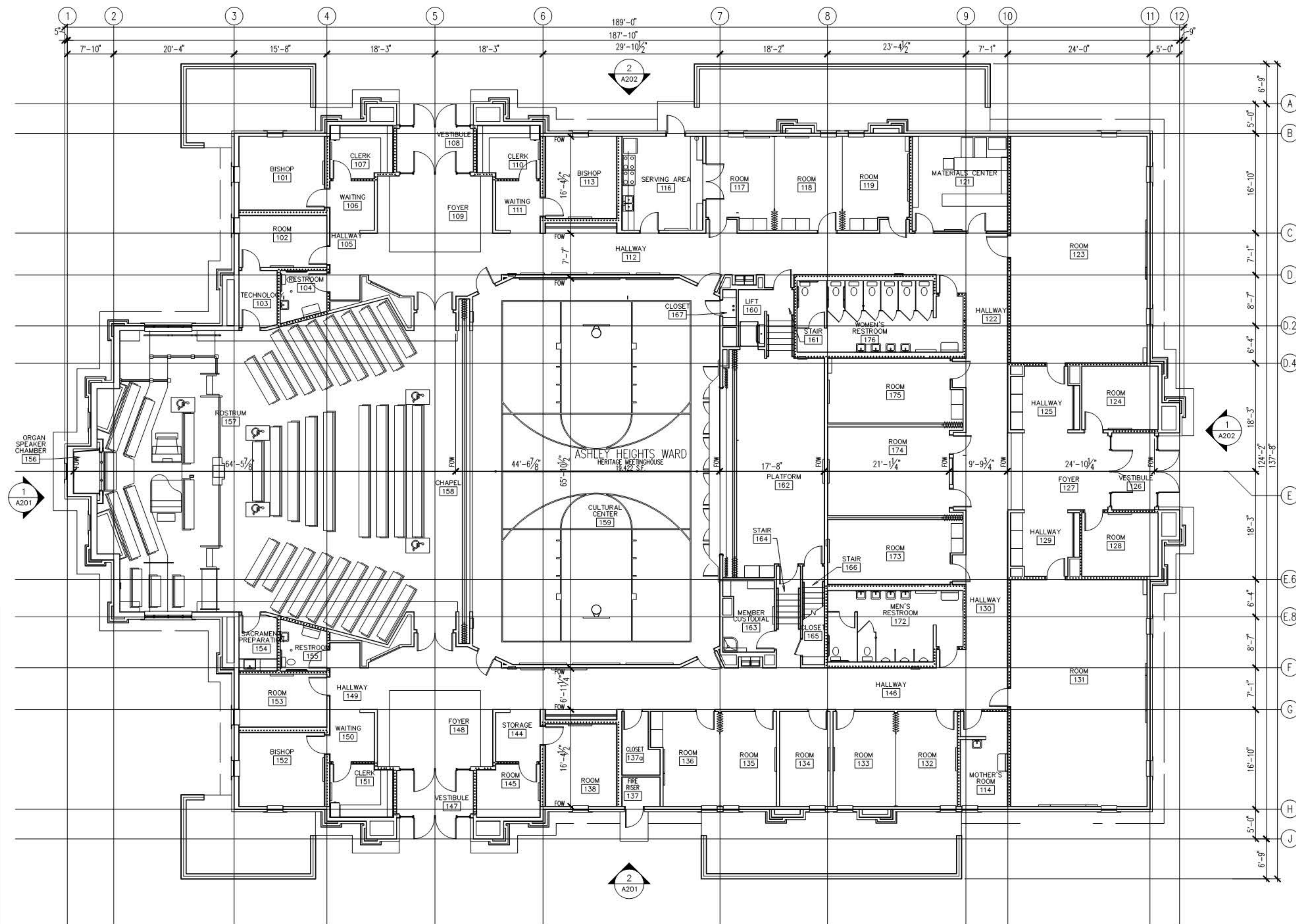
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GENERAL NOTES:

1. SEE SHEET A102 FOR DIMENSIONS.
2. SEE SHEETS A103 & A104 FOR WALL TYPES.
3. INSULATE ATTIC SPACE ABOVE AND INTERIOR WALLS AROUND VESTIBULE 108, 126, AND 147.
4. PROVIDE SOLID BLOCKING IN THOSE WALLS AT ALL DOOR STOP, VISUAL DISPLAY BOARDS, TOILET COMPARTMENTS, LAVATORY SUPPORTS, AND AT ALL OTHER EQUIPMENT AND ACCESSORY LOCATIONS - A/A601. (TYPICAL)
5. FOR ELEVATIONS OF VISUAL DISPLAY BOARDS. SEE SHEET A601.
6. INSULATE CEILING ABOVE ROOMS 101, 107, 110, 113, 128, 138, 145, 151, 152, 172, 173, 174, 175 AND 176 FOR SOUND CONTROL.
7. VAPOR RETARDER UNDER CONCRETE SLAB. SEE F/A502.
8. FOR LOCATION OF RETURN AIR DUCTS IN STUD WALLS SEE MECHANICAL DRAWINGS.
9. FIRE BLOCKING AT SHAFT WALLS. SEE DETAILS G/A502 AND H/A502.
10. PROVIDE 2x fire BLOCKING IN ALL WALLS AT CEILING AND FLOOR LEVELS.
11. ALL WALLS EXCEEDING 10 FEET IN HEIGHT. PROVIDE 2x fire BLOCKING NOT TO EXCEED 10'-0" O.C. VERTICALLY. ALSO, INCLUDE 2x fire BLOCKING AT FLOOR AND CEILING LEVELS.
12. FOR DOOR SCHEDULES. SEE SHEET A602.
13. FOR WINDOW SCHEDULES. SEE SHEET A603.
14. FOR DIMENSIONS TO FACE OF FOUNDATION AND MECHANICAL ENCLOSURES - SEE STRUCTURAL.
15. SEE CIVIL SHEETS FOR CONCRETE SIDEWALK AT ENTRIES AND ALL OTHER SITE CONCRETE.
16. GRID LINES ARE TO BE TO FACE OF STUD UNLESS NOTED OTHERWISE.
17. LINE OF OPTIONAL CONCRETE APRON. SEE CIVIL DRAWINGS.

WALL TYPES LEGEND:

 ACOUSTICAL BATT INSULATION IN WALL



1 MAIN FLOOR PLAN  
1/8" = 1'-0"



